168.0	0002	0013.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	969,500 /	969,500
					USE VALUE:	969,500 /	969,500
					ASSESSED:	969,500 /	969,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
277		OAKLAND AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	HAZARD ISAAC P
Owner 2:	HAZARD ANGELINE B
Owner 3:	
Street 1:	277 OAKLAND AVENUE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	JOYCE MICHAEL & SHELLEY -
Owner 2:	-
Street 1:	277 OAKLAND AVENUE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .161 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1948, having primarily Vinyl Exterior and 2894 Square Feet, with 1 Unit, 2 Baths, 1 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7000.000	528,500		441,000	969,500
Total Card	0.161	528,500		441,000	969,500
Total Parcel	0.161	528,500		441,000	969,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 335.00 | /Parcel: 335.00

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	111042
GIS Ref	
GIS Ref	
Insp Date	09/21/16

!12975!

PREVIOUS ASSESSMENT

Parcel ID: 168.0-0002-0013.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	528,500	0	7,000.	441,000	969,500		Year end	12/23/2021
2021	101	FV	512,100	0	7,000.	441,000	953,100		Year End Roll	12/10/2020
2020	101	FV	512,100	0	7,000.	441,000	953,100	953,100	Year End Roll	12/18/2019
2019	101	FV	379,000	0	7,000.	441,000	820,000	820,000	Year End Roll	1/3/2019
2018	101	FV	379,000	0	7,000.	371,700	750,700	750,700	Year End Roll	12/20/2017
2017	101	FV	379,000	0	7,000.	340,200	719,200	719,200	Year End Roll	1/3/2017
2016	101	FV	270,000	0	7,000.	289,800	559,800	559,800	Year End	1/4/2016
2015	101	FV	263,300	0	7,000.	252,000	515,300	515,300	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	15:54:42

LAST REV

Date	Time
09/21/16	14:41:10
danam	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 12975

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
JOYCE MICHAEL &	31967-380		10/27/2000	Family	390,000	No	No		
	7369-287		1/1/1901			No	No		N

USER DEFINED

Prior Id # 1:	111042
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/17/2015	1363	Heat App	12,500		9/17/2015			Relocate furnace a
6/16/2015	677	Addition	235,000		6/17/2015			Addition of first
11/17/2009	1169	Manual	15,000					
5/12/2000	375	Addition	60,000	C				ADD 2ND FLOOR-3 BD

ACTIVITY INFORMATION

Date	Result	By	Name
9/21/2016	Meas/Inspect	DGM	D Mann
8/9/2016	Left Notice	DGM	D Mann
8/9/2016	Permit Visit	DGM	D Mann
6/29/2015	Info Fm Prmt	PC	PHIL C
11/3/2008	Meas/Inspect	163	PATRIOT
2/27/2001	MLS	MM	Mary M
12/23/1999	Mailer Sent		
12/13/1999	Measured	264	PATRIOT
7/24/1993		TH	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7000		Sq. Ft.	Site		0	70.	0.90	7									441,000						441,000	

Total AC/HA:	0.16070	Total SF/SM:	7000	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	441,000	Spl Credit		Total:	441,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1948	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G17	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:	1	Rating:	Good
3/4 Bath:	1	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.01281965
Const Adj.:	0.99000001
Adj $ / SQ:	130.350
Other Features:	103015
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	649261
Depreciation:	120763
Depreciated Total:	528499

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	2000
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	M

Totals		
1	6	3

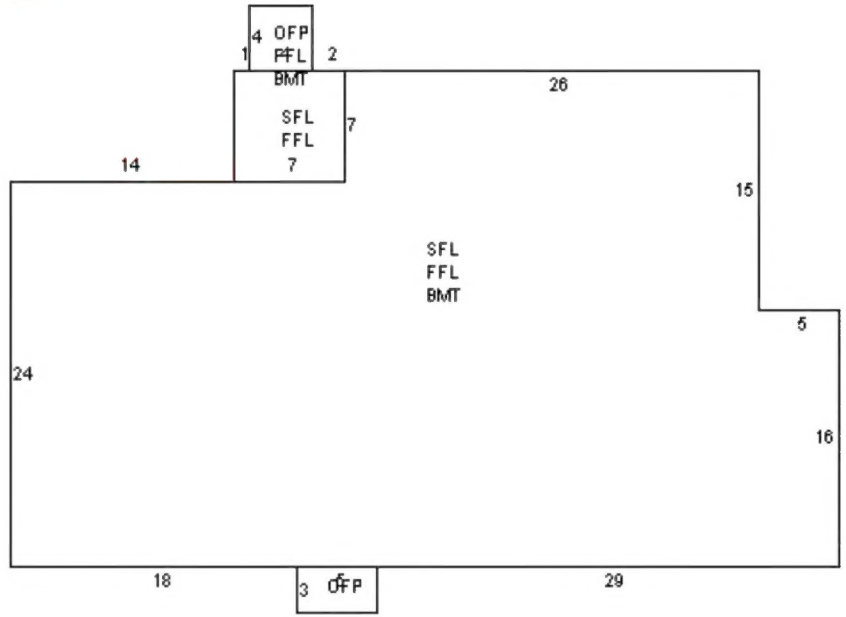
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	157.72
Special Features:	0	Val/Su Net:	122.03
Final Total:	528500	Val/Su SzAd	182.62

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,455	130.350	189,659
SFL	Second Floor	1,439	130.350	187,573
BMT	Basement	1,406	39.100	54,982
OFP	Open Porch	31	43.560	1,350

Net Sketched Area:	4,331			Total:	
Size Ad	2894	Gross Area	4421	FinArea	2894

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

168.0-0002-0013.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	